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Sunland
Tujunga

Shadow Hills
Lake View Terrace
District Plan

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Sunland • Tujunga • Shadow Hills • Lake View Terrace District Plan

a Part of the General Plan of the City of Los Angeles

City planning Los Angeles

Long Beach



Sunland • Tujunga • Shadow Hills • Lake View Terrace District Plan • City of Los Angeles

this plan consists of Statement of Policy, Features of the Plan, and District Plan Map.

Statement of Policy

Purpose and Use of the Plan

The purpose of the Sunland-Tujunga-Shadow Hills-Lake View Terrace District Plan is set forth in the following excerpt from a policy statement on community and district plans which the City Planning Commission adopted on March 28, 1963:

"These plans are designed to protect property rights, reflect trends in land development, and project an arrangement of land uses which promotes the safety, needs, convenience and welfare of the neighborhood, community and City at large. These plans shape the development of the City to meet existing and anticipated conditions, balance the requirements of growth and stability, and provide a sound environment for living. The people considered must include not only those living in the City today, but those who will comprise its population ten or more years in the future."

The Sunland-Tujunga-Shadow Hills-Lake View Terrace District Plan is not an official zone map. It is a plan portraying certain city planning objectives and a guide for planning and zoning decisions. It does not, therefore, suggest or convey any implicit right to a particular zone. Any change of zone must be obtained through a separate procedure established by the Los Angeles Comprehensive Zoning Plan.

Because the plan shows future land uses projected as much as 20 years into the future, it designates conditionally more land for different uses than may be justified or desirable for many years. The appropriate pattern of zones at any given time is determined by considerations of public necessity and desire, convenience, general welfare, sound zoning practice, city planning principles and the objectives of the Master Plan.

The public facilities and transportation elements included within the plan are portions of the corresponding elements of the City-wide Comprehensive Master Plan.

Objectives of the Plan

1. To coordinate the development of the Sunland-Tujunga-Shadow Hills-Lake View Terrace District with that of other parts of the City of Los Angeles, as such

development is proposed under the Los Angeles City Comprehensive Master Plan, and with adjacent portions of the metropolitan area.

2. To provide a guide to an orderly and balanced development of Sunland-Tujunga-Shadow Hills-Lake View Terrace, designating and setting apart suitably located and adequate lands for each of the land uses and public facilities comprising the development of the area, in the quantities and densities required to accommodate future population and activities projected to the year 1988.

3. To preserve and enhance the residential character of Sunland-Tujunga-Shadow Hills-Lake View Terrace. To fulfill the anticipated need for housing, and to provide a variety of housing types in the proportions which maximize the opportunity for individual choice within the constraints imposed by land availability, land and development costs, and population growth.

4. To promote the economic health of the district and to assure optimum convenience to commercial services by residents, through the allocation and distribution of commercial lands for needed types of retail, service and office facilities in quantities and patterns appropriate to this purpose as based on accepted standards.

5. To foster economic development in the district and to provide convenient employment for residents to the extent needed to supplement employment opportunities in adjacent areas, through the designation for industrial development of lands which could appropriately be so used without detriment to adjacent land uses of other types, with such restrictions on the type and intensity of industrial uses as are necessary for this purpose.

6. To facilitate traffic circulation within and through the district by the development of an appropriate pattern of freeways, highways, and local streets. To encourage the provision of an optimum public transportation system.

7. To provide an optimum level of public facilities and services, as based on accepted planning principles and

adopted city-wide standards, with such modifications as may be required to meet specialized local circumstances.

8. To fully achieve the potential of the district as a major scenic and recreational area, available to the entire San Fernando Valley and other parts of the Los Angeles region, through the preservation of attractive natural areas and development of an extensive system of outdoor recreational facilities.



Bolton Hall—Cultural Historical Monument Built in 1913—used as a Community Center and later as City Hall for the City of Tujunga.

Standards and Criteria

1. The housing capacity of this plan is intended to provide adequately for needs of the resident population projected to the year 1988. Present residential zones in certain areas permitting densities in excess of requirements should be redesignated to zones permitting appropriate densities. Where feasible, new residential development should be authorized under the Planned Residential Development provisions as defined in the Zoning Ordinance, in order to assure their development in accordance with the best contemporary urban design

principles. Changes of zone permitting densities in excess of those designated on this plan should be approved only where it can be clearly shown that a need in excess of that projected will occur.

2. Commercial lands proposed by this plan are considered to be adequate in quantity to serve the needs of the projected population to the year 1988, as computed by the following standards which have been developed and applied as a part of the community plan studies for the San Fernando Valley:

- A. 1.7 acres per 1,000 residents for commercial and associated parking uses for neighborhood or convenience type commercial centers.
- B. 0.7 acres per 1,000 residents for commercial and associated parking uses for community shopping and business centers, including service uses and specialized commercial uses.

In general, parking should be provided at a ratio of not less than two square feet of parking area for each square foot of commercial floor area for community and neighborhood shopping centers as designated on the plan, and a ratio of not less than one square foot for each square foot of floor area for all other commercial uses. All parking areas adjacent to residential lands should be buffered therefrom by means of a solid wall and/or a landscaped setback.

Commercially zoned lands not needed for commercial purposes and not designated therefor by this plan should be reclassified to a more appropriate zone, generally a high or medium density residential category. New or rebuilt commercial facilities should be required to observe accepted contemporary urban design standards, through the application of existing or future zoning, subdivision and other land use controls appropriate to this purpose.

3. The industrial lands proposed by this plan are not intended to fully provide for the normal manufacturing employment needs of the resident population. Com-

munity plans for the San Fernando Valley locate industry on a Valley-wide basis without regard to the boundaries of individual communities, under the general principle that such employment should be available within a distance of not more than five miles from residential locations. Industrial lands designated by the previously approved Sun Valley, Pacoima, and Sylmar community plans are considered to be adequate to serve the employment needs of Sunland-Tujunga-Shadow Hills-Lake View Terrace residents as discussed in the studies leading to the adoption of plans for said adjacent communities.

The new industrial lands proposed by this plan are intended to permit only limited and restricted types of industry, which will avoid nuisance to other types of uses on lands adjacent thereto. Contemporary urban design principles for industrial parks should be applied in the development or redevelopment of industrial lands, by means of the application of existing or future zoning, subdivision and other land use controls appropriate to this purpose.

Parking for industrial lands should, in general, be provided at a ratio of not less than one parking space for each employee on the main shift, except where it can be shown that the number of automobiles to be parked will be in a lesser proportion than one per employee, as a consequence of the use of other means of transportation; in such instance the proportion may be reduced accordingly. In general, parking areas should be located at the peripheries of industrial sites in order to serve as buffers and should be separated from adjacent private and public uses of other types by a wall and/or landscaped setback.

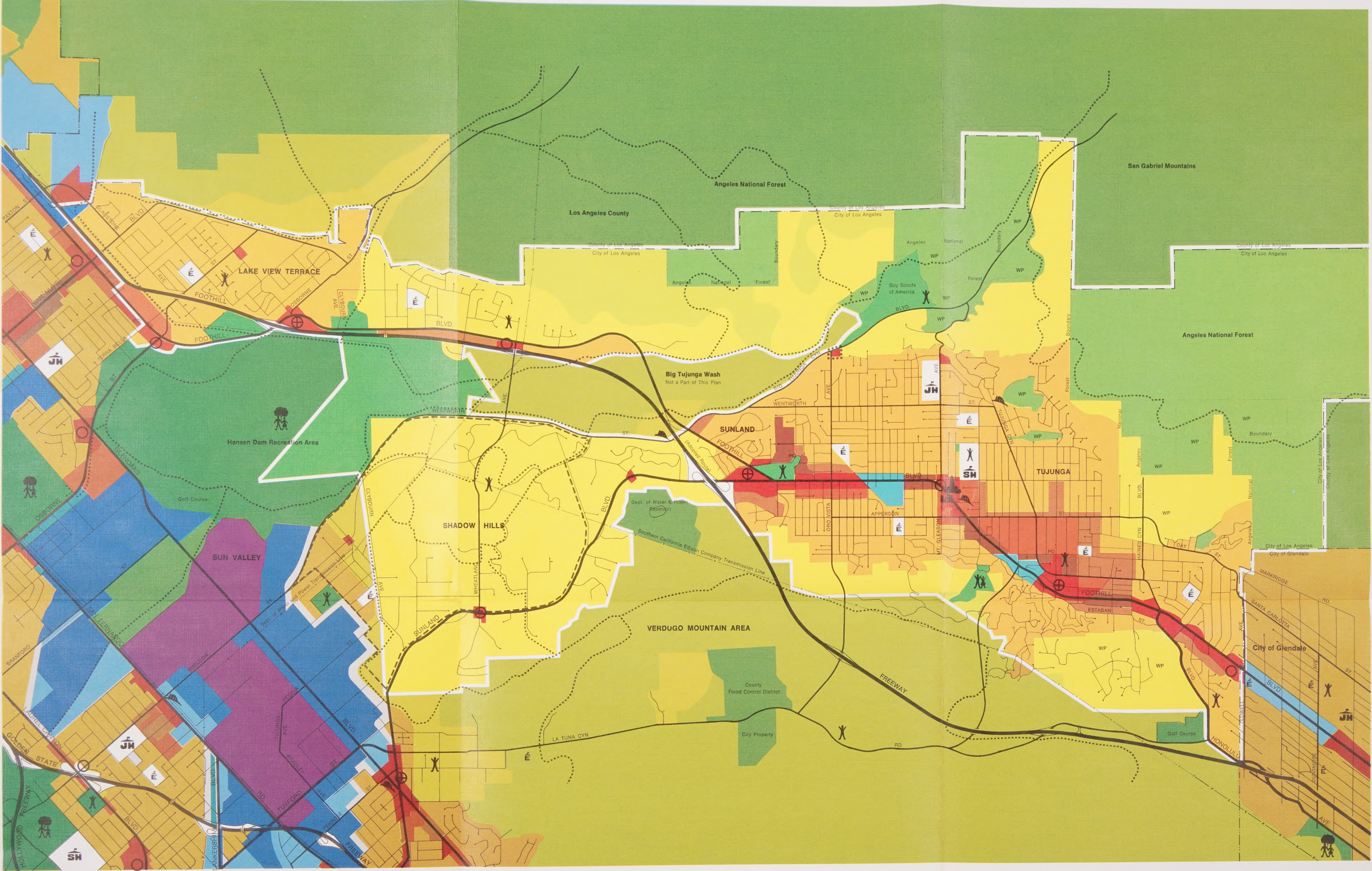
4. The community facilities shown on this plan shall be developed in accordance with city-wide standards for site area, design, and location, as expressed in the various public facility elements of the Master Plan.

5. Freeways, highways and local streets shown on this plan shall be developed in accordance with the stand-

ards contained in the Highways and Freeways Element of the Master Plan and the City Engineer's "Standard Street Dimensions."

Features of the Plan

- Sunland-Tujunga-Shadow Hills-Lake View Terrace historically has been an area of single family homes. The plan proposes that most developed single family residential areas be retained. In the more level areas, low density residential uses are designated. Hillside areas are generally proposed for very low residential density on moderate slopes and minimal density on steeper slopes.
- Much of the established multiple residential acreage is proposed to be retained with some redesignation from a high density to a medium density category. Additionally, a moderate amount of land is proposed for redesignation for low-medium residential density housing.
- The plan proposes that major commercial uses be concentrated in two community business districts, one centered at the intersection of Commerce Avenue and Foothill Boulevard in the Tujunga area and the other at the intersection of Sunland Boulevard and Foothill Boulevard in Sunland. Some portions of the Foothill Boulevard strip intervening these two centers are proposed to be converted to high density multiple residential uses.
- Industrial uses are not emphasized in the plan. The plan proposes a nominal amount of restrictive industrial land use to replace some devitalized strip commercial property and some heavier industrial designated areas.
- The plan incorporates the Highways and Freeways Element of the Los Angeles Master Plan.
- Public facilities shown are incorporated from previously approved and currently proposed elements of the Los Angeles Master Plan.



District Plan

Sunland • Tujunga • Shadow Hills • Lake View Terrace

this Plan consists of this map together with the "Statement of Policy" and "Features of the Plan" on the opposite side of this sheet.

Land Use

Residential	minimum density
very low density	
low density	
low medium density	
medium density	
high density	
Commercial & Parking	
Commercial Manufacturing	

dwelling units per gross acre
0-1
2-3
4-10
11-25
26-40
41 & over

corresponding zone categories
A1 A2 RE40
RA RE11 RE15 RE20
R1 RS RD4 RD5 RD6
R2 RD2 RD3
R3
R4 R5
CR C1 C2 C4 P
CM

Single Family Residential (including low density apartments)	
total acres	5,429
% of total area	49.0
dwelling unit capacity	18,000
population capacity	68,600
Multiple Family Residential	
total acres	348
% of total area	3.1
dwelling unit capacity	10,300
population capacity	24,400
Commercial & Parking	
total acres	185
% of total area	1.7
Industrial	
total acres	55
% of total area	0.5

Total Residential	
total acres	5,777
% of total area	52.1
dwelling unit capacity	28,300
population capacity	93,000

Limited Industrial
Light Industrial
Heavy Industrial
Parking Buffer Zone
Public Lands and Open Space
high intensity use
low intensity use
Horse Keeping District

corresponding
zone categories

M1
M2
M3
P
K

Public Facilities

Elementary School
Junior High School
Senior High School
Neighborhood Recreational Site
Community Recreational Site
Regional Park
Fire Station
Library
Branch City Administrative Center

PO	Post Office
WP	Department of Water and Power Facility
-----	Equestrian Trail
Circulation	
Local Street (not a part of plan)	
Secondary Highway	
Major	
Freeway	
Shopping Centers	
Community Shopping Center and Business District	
Neighborhood Shopping Center	

Notes:

The portion of Lake View Terrace lying westerly of the northerly prolongation of Clybourn Avenue was previously adopted as a part of the Lake View Terrace—Pacoima—Panorama City Land Use Plan, and will continue to be also shown on that Plan. The Land Use Statistics shown here do not include said portion.

The Tujunga Wash is not a part of this Plan.

Public and Quasi Public lands comprise 5,068 acres, or approximately 46%, of the total area of the District, including 3,265 acres in the Angeles National Forest.

The narrow white line on the map designates the exterior boundary of the Sunland-Tujunga-Shadow Hills District. Areas outside of this boundary, i.e., Sun Valley, Verdugo Mountains, City of Glendale, and the Big Tujunga Wash, are not part of this Plan but are shown to indicate the District's relationship to adjacent areas. This District Plan should not be used as a reference in connection with planning or zoning matters involving such adjacent areas.





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refer to CPC 5648-Q